

**BOARD OF PARK COMMISSIONERS
REGULAR MEETING
City Council Board Room
1st Floor, City Hall
Monday, October 20, 2008
3:30 p.m.**

Present: Janet Miller, Bryan Frye, Glen Dey, Tom Roth, Matt Goolsby Andy Solter and John Stevens

Absent: None

Also Present: Doug Kupper, Director, Park and Recreation; Karen Walker, Assistant Director, Park and Recreation; Myca Bunch and Kathy Benninga, staff.

President Miller called the meeting to order at approximately 3:30 p.m.

PUBLIC AGENDA

No Items.

REGULAR AGENDA

Item 1: Approval of Minutes

The Board delayed the approval of the September meeting minutes until the November meeting.

Item 3A: Cell Tower at Orchard Park

Miller introduced Greg Ferris who represented T-Mobile, LLC. Ferris said he used the new process of taking his cell tower proposal to the Neighborhood Association before gaining the Park Board's approval for a cell tower to be placed in Orchard Park. He said the Orchard Park Neighborhood Association voted unanimously to approve the request and he is now asking the Park Board to approve the plan and take the item to the City Council. Ferris said he will go to the District Advisory Board in December once it is approved and filed as a zoning case.

Miller asked Ferris to please contact the Park Department Director for future cell tower requests as a new process has been approved. This process includes Park Department staff taking the request to the neighborhood association prior to it coming to the Park Board for review. This will prevent requests coming to the Park Board and going to the City Council for approval of a lease before they go to the neighborhood association as happened in this case.

On Motion by Goolsby, second by Stevens, IT WAS UNANIMOUSLY VOTED to approve the cell tower request to be placed at Orchard Park as presented by Mr. Greg Ferris of T-Mobile, LLC.

Item 3B: ROW Purchase at MacDonald Golf Course

Miller said the Board had previously valued the Right of Way (ROW) area at MacDonald Golf Course at \$300,000. City Council Member Skelton had since requested a meeting with her and Andy Solter to discuss how the Board came to the valued amount. She said Skelton encouraged them to meet with Mayor Brewer when he returns from China. Miller said that the Public Works Director, Chris Carrier, will also be meeting with her and Kupper to discuss the issue soon.

Kupper said that he had received an agreement from the City Manager that the City would accept the \$300,000 for the purchase of the land, but they will still have to take it before City Council for final approval. Kupper said he anticipates having full council approval.

Solter said he spoke to his City Council member and he asked him to have Park Staff obtain 3 appraisals of the land if possible. Kupper said gaining 3 appraisals is the standard with each appraisal costing around \$5,000.

Kupper said they figured \$50,000 sq/ft for land, trees and improvements but they have to make certain concession on the improvements. He said any additional money over the amount that Public Works pays will come from other City funds rather than Public Works.

Miller said that Public Works thought their original offer of \$178,000 was appropriate given the appraisal they obtained. Kupper said that the City Manager is willing to pay the \$300,000. He said \$4,000 is for the dirt, 13,000 sq/ft for the trees and 18,000 sq/ft for the fence. Miller reminded the Board that they valued the land at \$300,000 using the square-foot price Dillon's had paid for frontage on West 13th Street.

Miller said that she had not received confirmation from anyone that the \$300,000 purchase price was going to be accepted, other than what Doug was describing right now.

Frye asked if the \$300,000 would buy the new fence around the golf course. Kupper said it should cover the cost for the wrought iron fence in the front and the chain link fence around the back side of the course.

Frye asked if there was any way to compromise between the \$178,000 being offered by Public Works and the \$300,000 the Board had asked for. Miller said that no counter offer had been received and Kupper replied that he did not expect to receive one unless the City Council voted no.

Miller said she thought that Council Member Fearey was ok with the \$300,000 asking price. Solter said that Council Member Skelton had not said yes or no to that price, but hopefully with more information he will accept the proposal from the Board. Solter said that having made the

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decision as a Board as a whole stands for a lot and that having backing by the City Manager is good.

Roth said that Council Member Schlapp has reservation but that she may decide it is ok with the City Manager's approval.

Kupper said that he wants to ensure that Public Works is giving the Park Board the same considerations they would give a private land owner.

Item 3C: Sunset Park Hours

Frye said that he had not spoken to members of the Sunset Neighborhood Association to gain their input on whether the Park hours should be changed from Sunrise to Sunset. He said the request came to the Park Board from residents living close to the Park who were upset by the loitering in the parking lot, loud music and other illegal behavior occurring there after dark. Frye said he had spoke to members of the Police Department who worked that area and they felt that changing the hours would help them better monitor the area and curb any late night activities.

Frye asked if the lights on the tennis court would stay on after dark if the hours were changed. Kupper said that the lights are currently on a timer but that they could be changed if the Park hours changed.

Goolsby said that whatever the Board's decision is the District Advisory Board must be notified and any concerns they have should be brought back to the Park Board.

On motion by Frye, second by Miller, IT WAS UNANIMOUSLY VOTED to approve the hours in Sunset Park be changed from Sunrise to Sunset.

Item 4: Review of Pending Issues

Miller reviewed the Park Board tracking sheet and updated the item concerning Country Acres 4th & 5th addition to note that the letter of intent had been received.

Item 5: Updates from the Director and President

County CIP Budget – Kupper said that Ron Holt from Sedgwick County had asked that \$150,000 be put into the County's CIP Budget to go toward helping pay for design consultants if any partnerships were established for regional parks. Kupper said that last spring he met with officials from Derby, Haysville, Augusta, and Andover to ask them for help in looking for possible partnerships.

Off-Road Motorsports Venue – Kupper said that Park Staff had presented the idea of the Motorsports Park to each of the 6 DABs and received approvals from all but one. He said that each DAB also asked that they look at different locations for the possible park and that there was an area of land on the Butler County line that could possibly be used for this venue. Kupper said

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they have not moved forward with the looking at this new area as the land currently has no assets to use toward obtaining the grant funding. He said with the first proposed site there was already a barn and electricity on the property.

Frye asked why there was opposition to the first proposed location. Kupper said that the surrounding neighbors felt it would be too close to their property and that they did not want to see any development on that land.

Sycamore Park – Miller reminded the Board that Dillons had previous asked to purchase a portion of land at Sycamore Park but the Board declined their offer. She said now a church located adjacent to the Park is looking at making a request to partner with the Park Department to expand the parking lot.

Miller also informed the Board that Park Staff recently went to the Sycamore Neighborhood Association to find out how they wanted the \$180,000 in CIP funding to be spent in the Park.

PROS Plan – Miller distributed a copy of the upcoming PROS Plan Meetings to each Board Member. She stated that Doug Kupper, Karen Walker, Scott Wadle, Marla Flentje and herself would all be making presentation to each of the District Advisory Boards in early November.

Miller said that they would need to move the December Park Board Meeting to November 1 to ensure that they can have the final PROS Plan to the City Council in December.

On Motion by Miller, second by Dey, IT WAS UNANIMOUSLY VOTED to move the December Park Board Meeting to December 1, 2008.

Item 6: Issues on the Horizon

No items.

Item 7: Adjourn

Miller adjourned at approximately 5:00p.m.

Janet L. Miller, President

ATTEST:

Myca J. Bunch, Recording Secretary